

## CHAPTER 5.0 PROJECT ALTERNATIVES

### 5.1 Rationale for Alternative Selection

In accordance with Section 15126.6(a) of the State CEQA Guidelines, an EIR must describe a range of reasonable alternatives to the project which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. The Proposed Project was determined to result in potentially significant impacts related to Aesthetics, Air Quality, Transportation/Traffic, Biological Resources, Agricultural Resources, Geology and Soils, Cultural Resources, Noise, and Hazards/Hazardous Materials, the comparison of alternatives is based on these issues. A matrix comparing the impacts of each of these alternatives with the Proposed Project is shown on Table 5.1.

The alternatives considered are the following:

1. No Project (No Development) Alternative
2. No Project (Development Consistent with the Adopted General Plan) Alternative
3. Groundwater Dependent (Development Consistent with the Groundwater Ordinance) Alternative
4. Reduced Grading Alternative
5. Proposed General Plan Update Draft Land Use Map Alternative (Development Consistent with the San Diego County General Plan Update)
6. Proposed General Plan Update Referral Map Alternative (Development Consistent with the San Diego County General Plan Update)

These alternatives are compared to the impacts of the Proposed Project and are assessed relative to their ability to meet the basic objectives of the Proposed Project. As described in Chapter 1, the Proposed Project includes the following objectives:

1. Provide a variety of residential land uses to allow for residential development that meets the demand for housing in the region consistent with the rustic charm of Fallbrook.
2. Provide an opportunity for home ownership by increasing the housing supply with a variety of housing types in Fallbrook.
3. Provide for preservation of significant environmental and visual resources by conserving environmentally sensitive lands, prominent ridgelines, and regional wildlife corridors while recognizing and mitigating for wildfire potential.
4. Provide for land uses that relate to the community in conjunction with the two neighboring projects.
5. Maintain agricultural uses as a buffer to natural lands.

6. Provide educational and recreational opportunities in close proximity to residential uses, accessible by public roads and trails.
7. Coordinate public facilities and infrastructure with adjacent landowners and ensure availability concurrent with need.
8. Require permanent preservation of natural open space areas, while allowing public recreational opportunities.
9. Through LAFCO's Sphere of Influence (SOI) determination, identify the most efficient service provider to ensure provision of water, wastewater, and recycled water to support anticipated growth consistent with County of San Diego (County) land use decisions.
10. To provide fire and emergency services, potable water service and wastewater service to the Project Site through annexation into the NCFPD and into a MWD, SDCWA, and MET.

According to the CEQA Guidelines Section 15126.6(d), discussion of each alternative should be sufficient "to allow meaningful evaluation, analysis, and comparison with the Proposed Project." Therefore, the significant effects of each alternative are discussed in less detail than those of the project, but in enough detail to provide decision-makers perspective and a reasoned choice among alternatives to the Proposed Project.

The CEQA Guidelines require the evaluation of the No Project Alternative. The discussion of the No Project Alternative may proceed along two lines:

1. If the project is a development proposal, the No Project Alternative is the circumstance under which the project does not proceed.
2. When the project is the revision of an existing land use or regulatory plan, the No Project Alternative is the continuation of the existing plan.

In the case of the Proposed Project, which involves a land use plan amendment and development proposal, both No Project Alternatives apply and are discussed below.

## **5.2 Analysis of the No Project (No Development) Alternative**

### **5.2.1 Description and Setting**

The No Project (No Development) Alternative would retain the site in its current condition, including the four existing single-family residences and related agricultural buildings, avocado and citrus groves, native habitat and vacant land (Figure 5-1). No new development, including the proposed single-and multi-family housing, school, park, and infrastructure would occur. The No Project (No Development) Alternative would not require LAFCO action for the annexation of the Project Site into a MWD, the SDCWA, or MET. The agricultural operations would continue to use groundwater as the source of irrigation and potable water and septic sewer for the existing buildings. Although located within the I-15 corridor, conformance with the I-15 Corridor Preservation Guidelines would not be relevant for this alternative because no development is proposed.

## **5.2.2 Comparison of the Effects of the No Project (No Development) Alternative to the Proposed Project**

### ***Aesthetics***

The No Project (No Development) Alternative would result in fewer visual impacts compared to the Proposed Project. Views into the Project Site would not depict a higher intensity development that could contrast with surrounding areas. Although implementation of the Proposed Project's design guidelines and landscape plans result in a finding that direct visual impacts would be less than significant, the No Project (No Development) Alternative would avoid aesthetic impacts of the Project Site under construction and as developed with homes. Additionally, because the No Project (No Development) Alternative does not propose the construction of any homes, it will not add to the overall development of the region. Therefore, impacts would be reduced from significant and unmitigable cumulative impacts to less than significant levels.

### ***Air Quality***

Under the No Project (No Development) Alternative, significant and unmitigable impacts associated with the Proposed Project would be avoided. Although some air quality impacts could occur from on-going agricultural operations, construction and operation-related emissions would not occur and impacts would be reduced from significant and unmitigable to less than significant levels.

### ***Transportation/Traffic***

The Proposed Project would generate an estimated 8,740 vehicle trips per day and result in significant direct and cumulative impacts to a total of 19 intersections and 14 street segments and state routes. Most of these impacts would be mitigated through roadway improvements, payment into the County TIF program, or through the provision of fair share contribution toward road improvements. Under the No Project (No Development) Alternative, traffic generation would continue to total 40 trips based on the existing four single-family residences and related agricultural uses of the site. Traffic impacts would not occur and benefits from intersection and roadway improvements would not be realized. Therefore, traffic impacts associated with this alternative would not trigger the need for additional lanes of travel along SR-76 and at no time would be considered significant and unmitigable.

### ***Biological Resources***

Construction of the Proposed Project would result in direct and indirect, temporary and permanent impacts to biological resources. The Proposed Project would directly and significantly impact multiple sensitive habitats on and off site, agricultural, coastal sage scrub /disturbed coastal sage scrub, southern mixed chaparral, coast live oak woodland, willow/mule fat scrub, open water/pond, non-native grassland, non-native trees, pastureland, southern willow scrub, fresh water marsh, and southern arroyo willow riparian forest. The Proposed Project would also result in significant impacts to ACOE, CDFG jurisdictional areas and RPO wetlands. Impacts to these sensitive habitats and the species they support would require mitigation. These significant impacts would not occur under the No Project (No Development) Alternative. Additionally, indirect impacts associated with Proposed Project construction and long-term occupancy of the site by

residents would not occur under this alternative, although continued agricultural use of the Project Site would have some indirect impacts on nesting birds and other wildlife. While there would be no loss of biological resources, the long-term preservation of resources would not be assured as with the Proposed Project which would include dedication of land to the MCSP Preserve. Overall, impacts to biological resources would be less than the Proposed Project.

### ***Agricultural Resources***

Existing agriculture in the form of citrus and avocado groves would be retained under the No Project (No Development) Alternative. While the Proposed Project includes 49.3 acres of agricultural open space, some of the existing groves on-site would be impacted. Therefore impacts to agricultural resources associated with the No Project (No Development) Alternative would be less than the Proposed Project.

### ***Geology and Soils***

Although standard design measures would be included in the construction of the Proposed Project, they would not completely eliminate the risks associated with liquefaction within the Project Site. Likewise, rockfall potential would remain significant and requires mitigation. These conditions would remain, but there would be no impacts as structures would not be affected by the No Project (No Development) Alternative. Therefore impacts of this alternative would be less than the Proposed Project.

### ***Cultural Resources***

Surveys of the Project Site revealed two cultural resources on site, one historic and one prehistoric. These include a group of historic buildings associated with Rancho San Luis Rey/Pankey Ranch, as well as new archaeological deposits within the boundaries of a previously recorded prehistoric large habitation site/ethnographic village. Additionally, it appeared as though the Project Site was the location of the Rancho Monserrate Adobe; however, no physical evidence of the adobe has been found. Since no grading activities (which might uncover unknown resources) would occur on the Project site with the No Project (No Development) Alternative, no significant impacts to cultural resources would occur. This is potentially less impactful than the Proposed Project, for which the possibility of future impacts to currently unknown cultural resources was identified.

### ***Noise***

The Proposed Project would result in exposure to significant traffic noise for some residents situated near major roadways and the WWTP. Potential noise impacts associated with the No Project (No Development) Alternative would primarily be due to the use of farm equipment, as well as occasional vehicle trips. Noise levels would be less than significant because the noise source would be intermittent and mobile, and there is a lack of sensitive receptors adjacent to the farming areas. Therefore, noise impacts would be less with this alternative compared to the Proposed Project.

### ***Hazards/Hazardous Materials***

Site surveys revealed two on-site irrigation ponds and smudge pots, remains from historical farming on the Project Site. Although there remains the potential for a release

of hazardous substances from these sites, impacts would be less under the No Project (No Development) Alternative because no new residences would be constructed within close proximity of the sites. Additionally, the potential release of asbestos and lead paint would not exist under this alternative because the historic farm houses would not be demolished. The continued use of pesticide on the groves would increase hazard risk associated with this alternative. In addition, there would be no FPP in place to reduce potential hazards of wildfire. However, because this alternative would not place people or structures on the Project Site that would be exposed to these risks, impacts associated with this alternative would be less than the Proposed Project.

### **5.2.3 Conclusion**

The No Project (No Development) Alternative is environmentally superior to the Proposed Project because it would avoid significant unmitigated impacts related to aesthetics, air quality, and transportation/traffic, as well as reduce significant and mitigated impacts associated with biological resources, agricultural resources, geology and soils, cultural resources, noise, and, hazards/hazardous materials for the Proposed Project. This alternative would not develop housing nor meet any of the Proposed Project's objectives.

## **5.3 Analysis of the No Project (Development Consistent with the Adopted General Plan) Alternative**

### **5.3.1 Description and Setting**

The No Project (Development Consistent with the Adopted General Plan) Alternative (Figure 5-2) would entail the two existing General Plan Designations: (18) Multiple Rural Use and (21) Specific Plan Area with an implied density of 2.75 dwelling units per acre. There are 297.5 acres in the (18) Multiple Rural Use area, which requires a minimum lot size of four, eight, or 20 acres depending on slope. The (18) Multiple Rural Use area would yield approximately 33 dwelling units. There are 92 acres (gross) in the (21) Specific Plan Area portion of the Project Site. After taking out areas for roads, open space, etc, this which would yield approximately 229 single-family dwelling units on 10,000-square-foot and half-acre lots. Therefore, the No Project (Development Consistent with the Adopted General Plan) Alternative would produce approximately 262 single-family dwelling units. In accordance with the I-15 Corridor Scenic Preservation Guidelines, this alternative would include the application of a "B" Special Area Designator on each lot requiring preparation of a Site Plan for any type of development permit. This will assure conformance with the Guidelines.

In order to accommodate development consistent with the Adopted General Plan, the Project Site would be subdivided into traditional large lots for single family homes across the entire site as shown on Figure 5.2. The scope of development of this alternative would require water and sewer infrastructure, including development of a WWTP. This alternative would require annexation to a MWD, SDCWA, and MET and construction of facilities to provide water and wastewater services to the Project Site. This alternative could likely include a school site and park. Similar to the Proposed Project, the No Project (Development Consistent with the Adopted General Plan) Alternative would require a Specific Plan Amendment for the 92 acres within the (21) Specific Plan area on the west side of the Proposed Project.

### **5.3.2 Comparison of the Effects of the No Project (Development Consistent with the Adopted General Plan) Alternative to the Proposed Project**

#### ***Aesthetics***

Development under the No Project (Development Consistent with the Adopted General Plan) Alternative would consist of a rural residential community on lots ranging from 10,000 square feet to 20 acres compared to the clustered, higher density residential development of the Proposed Project. Like the Proposed Project, direct aesthetic impacts would be less than significant; however, despite the decrease in density, the resulting pattern intensity of development would still significantly contrast with the existing rural character of the site when combined with cumulative projects. Cumulative visual impacts would be reduced but would still remain significant and unmitigable. Therefore, visual impacts associated with this alternative would be similar to the Proposed Project.

#### ***Air Quality***

The Proposed Project has air quality impacts that are above a level of significance because the density proposed is greater than that considered in regional air quality plans. This alternative would have a density that is consistent with the regional plans. Therefore, impacts associated with this alternative would be reduced from significant and unmitigated to less than significant levels. In addition, reduced traffic levels would contribute to a lower level of air emissions.

Like the Proposed Project, construction impacts would be significant under this alternative, but would be considered short-term and temporary. Therefore, air quality impacts associated with this alternative would be less than the Proposed Project.

#### ***Transportation/Traffic***

The No Project (Development Consistent with the Adopted General Plan) Alternative would generate 2,660 ADT, less traffic than the Proposed Project by approximately 75 percent. Despite the reduced ADTs generated by this alternative a significant impact to the existing transportation infrastructure would still result and mitigation would be required. Although overall traffic impacts associated with this alternative would be less due to the reduced traffic generated compared to the Proposed Project, the timing of the Caltrans project widening of the SR-76 could result in significant and unmitigable impacts.

#### ***Biological Resources***

Like the Proposed Project, development under the No Project (Development Consistent with the Adopted General Plan) Alternative would result in impacts to sensitive habitats, species and wildlife movement. Mitigation for these impacts would be required; however, this type of subdivision may not be able to support the dedication of 15.6-acre as a hardline on-site open space system which has been negotiated by the Proposed Project to assist in the assembly of the North County MSCP. An on-site preserve under this alternative may therefore be smaller and more fragmented than the proposed preserve, and would be subject to increased edge effects from development. Additional negotiation and approvals from state and federal agencies would be needed if this

alternative is implemented. Impacts to sensitive habitats, species and wildlife movement due to the preserve design would therefore be greater in comparison to the Proposed Project.

### ***Agricultural Resources***

The No Project (Development Consistent with the Adopted General Plan) Alternative would spread the residential development across the entire site and could therefore not entail retention of the groves in dedicated open space. Therefore, due to the potential loss of all on-site agriculture operations, impacts to agricultural resources would be greater than the Proposed Project.

### ***Geology and Soils***

The same geological conditions exist regardless of project design. This alternative would be subject to potentially significant impacts from liquefaction and rock slides. The same mitigation measures would apply to this alternative as the Proposed Project. Therefore, geological impacts associated with this alternative would be the same as the Proposed Project.

### ***Cultural Resources***

Under the No Project (Development Consistent with the Adopted General Plan) Alternative, the entire site would be subdivided into private lots resulting in the significant cultural resources located within individual lots. The RPO-mandated open space easements for preservation of these resources would be located within the individual lots, which would require fencing and signage to prevent intrusion and indirect impacts. Therefore, impacts associated with this alternative would be the same as the Proposed Project.

### ***Noise***

The Proposed Project would place residences adjacent to roadways where exterior and interior noise impacts are projected to exceed County standards resulting in significant impacts and therefore, mitigation in the form of noise barriers and indoor attenuation is required. The No Project (Development Consistent with the Adopted General Plan) Alternative could avoid such impacts by precluding placement of home sites within the noise contours on the roadways.

Both this alternative and the Proposed Project include the construction and operation of an on-site WWTP. Like the Proposed Project, noise associated with operation of the WWTP could be greater than County standards at the closest residential property line causing a significant impact to occur. These impacts would be reduced to less than significant through the implementation of mitigation measures similar to the Proposed Project, including the construction of noise attenuation barriers. Overall, the noise impacts associated with this alternative would be less than the Proposed Project.

### ***Hazards/Hazardous Materials***

Like the Proposed Project, this alternative does not include the transport, emission, or disposal of hazardous materials. The potential for toxic impacts associated with the two

on-site irrigation ponds, smudge pots, release of asbestos from demolition of the existing structures on-site, the removal of the existing septic tanks and possible historic well would be the same for this alternative as the Proposed Project. Development and implementation of a FPP would be required for this alternative as well as the Proposed Project. Overall, impacts associated with hazards and hazardous materials would be similar to the Proposed Project.

### 5.3.3 Conclusion

The No Project (Development Consistent with the Adopted General Plan) Alternative would result in reducing significant and unmitigated air quality impacts to a level which would be mitigated. Significant unmitigated impacts to aesthetics and transportation/traffic would remain. Impacts related to biological resources and agricultural resources would be greater. Significant and mitigated impacts anticipated are associated with geology and soils, cultural resources, noise, and hazards/hazardous materials and would be similar to the Proposed Project. This alternative would not attain the following five of the ten project objectives. This alternative would not provide a variety of housing types (Objectives 1), preserve biological and visual resources (Objective 3), preserve ongoing agriculture (Objective 5), provide educational and recreational opportunities (Objective 6), or provide permanent preservation of natural open spaces (Objective 8).

## 5.4 Analysis of the Groundwater Dependent (Development Consistent with the Groundwater Ordinance) Alternative

### 5.4.1 Description and Setting

Since the Proposed Project requires the annexation to a MWD, SDCWA and MET, along with construction of water and wastewater infrastructure, the rationale for this Groundwater Dependent Alternative is to eliminate the need for annexation and associated infrastructure improvements. The Groundwater Dependent (Development Consistent with the Groundwater Ordinance) Alternative relies on groundwater to sustain development consistent with the San Diego County Groundwater Ordinance. Under this alternative, the Groundwater Ordinance would restrict lot sizes based on annual average rainfall. This Project Site and surrounding areas receive 15 to 18 inches of rainfall annually. Based on this amount of rainfall, the Ordinance would require a minimum lot size of eight acres. Therefore, 46 eight-acre single-family lots could be accommodated on the site (see Figure 5-3). In accordance with the I-15 Corridor Scenic Preservation Guidelines, this alternative would include the application of a "B" Special Area Designator on each lot requiring preparation of a Site Plan for any type of development permit. This will assure conformance with the Guidelines.

This number of units would not support or require the development of a school site or park. The high cost of annexation and connections would lead to the use of private on-site septic systems. Water service would not be required as this alternative proposes a groundwater-dependent community most likely within private wells. No WWTP or wastewater infrastructure would be required other than to support septic tanks and wells for groundwater use. Like the Proposed Project, the Groundwater Dependent (Consistent with the Groundwater Ordinance) Alternative would require a Specific Plan Amendment for the 92 acres on the west side of the Proposed Project.

#### **5.4.2 Comparison of the Effects of the Groundwater Dependent (Consistent with the Groundwater Ordinance) Alternative to the Proposed Project**

##### ***Aesthetics***

Development under this alternative would consist of approximately 46 single-family residences on eight-acre lots distributed across the site. Due to the fact that this alternative would result in fewer units which would be developed in a similar land use plan as the existing condition (large lot single-family residential), visual impacts associated with this alternative would be reduced from significant and unmitigable to less than significant levels.

##### ***Air Quality***

The number of lots under this alternative is below that contemplated in existing county plans and SANDAG 2030 forecasts. Therefore, this alternative does not represent a conflict with San Diego RAQS or SIP and impacts would be reduced from significant and unmitigated to less than significant levels.

This alternative would generate 522 ADTs which would be approximately 96 percent less than the Proposed Project. Traffic-related air quality impacts associated with this alternative would be less than the Proposed Project. Likewise, the construction of this alternative would require less grading, resulting in less construction related PM<sub>10</sub> emissions. Overall, air quality impacts would be less under this alternative.

##### ***Transportation/Traffic***

This alternative would generate 552 ADTs, which would be approximately 96 percent less than that generated by the Proposed Project. The existing transportation system would be able to accommodate project traffic and no off-site improvements would be required. Traffic impacts would be significantly less than the Proposed Project. Therefore, traffic impacts associated with this alternative would not trigger the need for additional lanes of travel along SR-76 and at no time would be considered significant and unmitigable.

##### ***Biological Resources***

Because the entirety of the site would be subdivided into private lots, biological impacts would result from individual development on these lots and would be mitigated in accordance with the RPO. Compliance with the RPO would be attained through dedication of individually preserved areas which would likely be smaller and more fragmented than the proposed preserve. Therefore, impacts associated with on-site biological resources for this alternative would be greater than the Proposed Project.

##### ***Agriculture Resources***

Although agricultural activities are considered to be viable on eight acre lots, there is no assurance that such activity would continue. The Proposed Project would have an agricultural open space for the retention of 49.3 acres of groves that would be maintained by the HOA.. Therefore, impacts to agricultural resources would be greater under this alternative.

### ***Geology and Soils***

The same geological conditions exist regardless of project design. This alternative would be subject to potentially significant impacts from liquefaction and rock slides. The same mitigation measures would apply to this alternative as the Proposed Project. Therefore, geological impacts associated with this alternative would be the same as the Proposed Project.

### ***Cultural Resources***

Under this alternative, the entire site would be fractioned into private lots resulting in significant cultural resources located within individual lots. The RPO-mandated open space easements for preservation of these resources would, likewise, be located within the individual lots, which would require fencing and signage to prevent intrusion and indirect impacts. Therefore, impacts associated with this alternative would be the same as the Proposed Project.

### ***Noise***

The Proposed Project would place residences adjacent to roadways where exterior and interior noise impacts are projected to exceed County standards resulting in potentially significant impacts. These impacts would be mitigated to less than significant through the implementation of mitigation measures including the construction of noise attenuation barriers and interior noise analysis prior to building. This alternative would generate 522 ADTs, which would be approximately 96 percent less than the Proposed Project. Therefore, traffic generated noise would be significantly less. This alternative could include lots adjacent to roadways; however, the lots would be large enough to assure that house pads are placed outside any areas that may exceed these noise limitations. Noise impacts could be avoided in their entirety through site design measures. Alternatively, any remaining impacts would be reduced to less than significant through similar mitigation measures as the Proposed Project. Therefore, noise impacts associated with this alternative would be less than the Proposed Project.

### ***Hazards/Hazardous Materials***

Like the Proposed Project, this alternative does not include the transport, emission, or disposal of hazardous materials. The potential for toxic impacts associated with the two on-site irrigation ponds, smudge pots, release of asbestos from demolition of the existing structures on-site, the removal of the existing septic tanks and possible historic well would be the same for this alternative as the Proposed Project. Development and implementation of a FPP would be required for this alternative as well as the Proposed Project. Overall, impacts associated with hazards and hazardous materials would be similar to the Proposed Project.

### **5.4.3 Conclusion**

The Groundwater Dependent (Development Consistent with the Groundwater Ordinance) Alternative would yield 46 residences, most likely dependent on private wells and on-site septic systems instead of sanitary sewer and water. An elementary school site and park would not be provided under this alternative. This alternative would avoid significant unmitigated impacts related to aesthetics, air quality, and

transportation/traffic, as well as reduce significant and mitigated impacts associated with, geology and soils, cultural resources, noise, and hazards/hazardous materials for the Proposed Project. Impacts related to biological resources and agricultural resources would be greater as there would be no provisions for the dedication of open space easements.

This alternative would not attain the following eight of the ten project objectives. This alternative would not provide a variety of housing types (Objective 1), provide a great increase in housing supply (Objective 2); preserve biological and visual resources (Objective 3); preserve on-going agriculture (Objective 5); provide educational and recreational opportunities (Objective 6), and provide permanent preservation of natural open spaces (Objective 8). This alternative will not require a LAFCO SOI determination nor selection of MWD to serve the Project Site (Objectives 9 and 10).

## **5.5 Analysis of the Reduced Grading Alternative**

### **5.5.1 Description and Setting**

The rationale for the selection of a Reduced Grading Alternative is to minimize alteration of the topography and maximize the preservation of biological and agricultural resources. The Reduced Grading Alternative would entail clustering development on the 89.5-acres of the Project Site with less than 15 percent slope gradient with all remaining land (approximately 300 acres) preserved as open space (Figure 5-4). In the 89.5-acre development area, approximately 51-acres could be developed with multi-family residences within General Plan Designation (10), Residential. The gross density calculates out to 22.3 units per acre. However, due to the need for roads, private drives, parking, grading etc, the product density will need to be around 24 to 30 units per acre to achieve the same number of units. It is likely that this will result in three-story multi-family buildings, with possible underground parking. The remaining 38.5-acre area would be utilized as a combined park and elementary school. This development would yield approximately 1,138 multi-family dwelling units (density of 22 units per acre). In accordance with the I-15 Corridor Scenic Preservation Guidelines, this alternative would include the application of a "B" Special Area Designator on each lot requiring preparation of a Site Plan for any type of development permit. This will assure conformance with the Guidelines.

The scope of development of this alternative would require water and sewer infrastructure, including development of a WWTP. This alternative would require annexation to a MWD, SDCWA, and MET and the construction of facilities related to the provision of water and wastewater services. An elementary school and park site would be provided under this alternative. A trail system may also be provided with this alternative. Like the Proposed Project, the Reduced Grading Alternative would require both a General Plan and Specific Plan Amendment.

### **5.5.2 Comparison of the Effects of the Reduced Grading Alternative to the Proposed Project**

#### ***Aesthetics***

Under this alternative, development would take place on a smaller amount of acreage compared to the Proposed Project and would be concentrated entirely on the relatively

flat valley floor. Three story structures would be required to accommodate these units which would contrast with the lower density single-family development in the area. The steep slopes and ridgelines would be maintained in their current state. Additionally, this alternative would keep approximately 300 acres of the Project Site, much of which is groves or sensitive biological habitat, as permanent open space. Direct visual impacts would be less than significant; however, when combined with cumulative projects, a significant contrast with the existing rural land uses would occur. Therefore, like the Proposed Project cumulative visual impacts would remain significant and unmitigable. The visual impacts associated with this alternative would similar to the Proposed Project.

### ***Air Quality***

Due to the fact that this alternative would consist of more units, it would generate more ADTs resulting in a greater amount of traffic related air quality impacts in comparison to the Proposed Project. Specifically, this alternative would generate 10,270 ADTs, compared to the 8,740 ADTs of the Proposed Project. However, in regards to construction emissions, because less grading is proposed, air quality impacts associated with construction would be less than the Proposed Project. Like the Proposed Project, this alternative would develop a community with densities above that contemplated by existing county plans. Therefore, this alternative would be inconsistent with air quality plans resulting in a significant and unmitigable impact. Overall, impacts associated with air quality would be similar for the Reduced Grading Alternative compared to the Proposed Project.

### ***Transportation/Traffic***

This alternative would generate 10,270 ADTs, compared to the 8,740 ADTs of the Proposed Project. Due to the concentrated nature of this development, a smaller amount of transportation infrastructure would be required on-site; however, the off-site improvements would be similar to the Proposed Project. This alternative would be required to mitigate for significant traffic impacts to the same degree as the Proposed Project. Based on timing of the Caltrans project for the widening of SR-76, traffic impacts associated with this alternative could be significant and unmitigable as with the Proposed Project.

### ***Biological Resources***

This alternative would preserve 300 acres of land in its current condition. A large portion of this preserved area is currently utilized for agriculture. Much of the preserved natural habitat, including native vegetation, woodland, and grazing land that serves as habitat for a variety of species, would also be conserved under the Proposed Project. This alternative would comply with the proposed North County MSCP, actually enlarging the preserved area by a significant amount.

Impacts to wetlands and listed species off-site would be the same as the Proposed Project, requiring an HLP/Section 7 and state and federal permits. On-site impacts to the coastal California gnatcatcher would be reduced compared to the Proposed Project due to the greater buffer to development afforded by the preserved agricultural lands. Additionally, impacts to wildlife movement on-site would also be reduced given the increased area of undisturbed open space. Overall, impacts to biological resources associated with this alternative would be less than the Proposed Project.

***Agriculture Resources***

While the Proposed Project includes a 49.3-acre agricultural open space, this alternative would likely be able to retain more of the avocado and citrus groves in open space. A buffer between active agriculture and residential use would protect against edge effects associated with development. Therefore, impacts to agricultural resources would be less than the Proposed Project.

***Geology and Soils***

The same geological conditions exist regardless of project design. This alternative would be subject to potentially significant impacts from liquefaction and rock slides. The same mitigation measures would apply to this alternative as the Proposed Project. Therefore, geological impacts associated with this alternative would be similar to the Proposed Project.

***Cultural Resources***

The Reduced Grading Alternative would develop the Project Site in the flatter areas and preserve the balance of the site as open space. Significant resources located in the flatter areas have been evaluated and identified as RPO significant; therefore, they would be required to be avoided and placed within an open space easement for preservation. This is the same as the Proposed Project. Mitigation measures for both this alternative and the Proposed Project would include the use of a site monitor to be present during grading to assure no additional resources are discovered and the capping and placement of the known sites in a conservation open space easement. Overall, impacts to cultural resources associated with the Reduced Grading Alternative would be similar to the Proposed Project.

***Noise***

Under this alternative, multi-family units would be located within the area containing the same noise exposure as the Proposed Project. This alternative would generate 10,270 ADTs, compared to the 8,740 ADTs of the Proposed Project. Like the Proposed Project, these potentially significant impacts would be mitigated to less than significant through the implementation of mitigation measures including the construction of noise attenuation barriers and the requirement of interior noise analysis prior to building. Therefore, both the Proposed Project and this alternative would result in similar noise-related impacts.

***Hazards/Hazardous Materials***

Like the Proposed Project, this alternative does not include the transport, emission, or disposal of hazardous materials. The potential for toxic impacts associated with the two on-site irrigation ponds, smudge pots, release of asbestos from demolition of the existing structures on-site, the removal of the existing septic tanks and possible historic well, would be the same for this alternative as the Proposed Project. Development and implementation of a FPP would be required for this alternative as well as the Proposed Project. Additional mitigation would be required to provide fire protection for the three-story structures. Overall, impacts associated with hazards and hazardous materials would be similar to the Proposed Project.

### **5.5.3 Conclusion**

The Reduced Grading Alternative would yield 1,138 three-story multi-family residential units, an increase of 241 units. An elementary school and park site would be provided under this alternative. This alternative would result in reducing the Proposed Project's significant and mitigated impacts related to biological resources and agricultural resources. It would result in similar significant and unmitigated impacts to aesthetics, air quality, and transportation/traffic, and to significant and mitigated impacts to geology and soils, cultural resources, noise, hazards/hazardous materials.

This alternative would attain all but two project objectives. It would not meet the objective of providing a variety of housing because it would only offer a multi-family option (Objective 1). It would also not provide an opportunity for increasing a variety of housing (Objective 2).

## **5.6 Analysis of Alternatives Consistent with the San Diego County General Plan Update**

The County is in the process of updating its General Plan, therefore, the following CEQA alternatives are based on the Draft Land Use Map and the Referral Map Alternatives. Each of these Maps contains varying densities of residential uses along with 1.8 acres of neighborhood commercial use. The Draft Land Use Map would allow a total of 1,168 units; whereas the Referral Map would allow a maximum of 536 units.

For purposes of comparing these alternatives to the Proposed Project, some assumptions need to be made. The General Plan Update is a broad planning document; therefore, the Maps are conceptual and show only land use classifications and density/intensity. They do not include site specific details for future development. Land uses on the Draft Maps cannot be strictly adhered to because the boundaries of the land use areas are conceptual and are not necessarily based on topography or property lines. Accessory/supporting land uses such as parks or schools within the project area are not specified, but it can be anticipated that these alternatives would include a school and park as needed. It is also reasonable to assume that future development would incorporate a wastewater treatment plant, trails and open space as with the Proposed Project.

The Project Site has many constraints including active agriculture, sensitive biological resources, steep slopes, cultural resources, and high visibility. In addition the Proposed Project applicant has negotiated a hardline preserve to be incorporated into the North County MSCP. The development footprint for the Proposed Project was designed to take these constraints into consideration. It is assumed, therefore, that the General Plan Update alternatives would maintain this same footprint, while layout of residential densities and overall number of units, along with neighborhood commercial use, would vary within this footprint as discussed below.

### **5.6.1 Description and Setting**

According to the General Plan Update Draft Land Use Map Alternative, the Project Site would contain the following designations: Neighborhood Commercial; Rural Lands (RL-40); Semi-rural Residential (SR-2); Village Residential (VR-24) Village Residential (VR-20); Village Residential (VR-15); Village Residential (VR-7.3); Village Residential

(VR-4.3) and Village Residential (VR-2.9). A potential concept design for this alternative is shown on Figure 5-5. This alternative would include a total of 1,168 residential units consisting of 385 single-family units and 783 multi-family residential units, in addition to a 1.8-acre neighborhood commercial center, 12.7-acre elementary school and 10.5-acre neighborhood park. Future development would also include trails, and natural and agricultural open space. This alternative would also require annexation to a MWD, SDCWA and MET, as well as construction of facilities, including a WWTP, in order to provide water and wastewater services to the Project Site.

In accordance with the I-15 Corridor Scenic Preservation Guidelines, this alternative would include the application of a “B” Special Area Designator on each lot requiring preparation of a Site Plan for any type of development permit. This will assure conformance with the Guidelines.

### **5.6.2 Comparison of the Effects of the General Plan Update Draft Land Use Map (Development Consistent with the San Diego County General Plan Update) Alternative to the Proposed Project**

#### ***Aesthetics***

Implementation of the General Plan Update Draft Land Use Map Alternative would result in a neighborhood commercial center and a mix of housing types, including single and multi-family units, totaling 1,168 dwelling units, an increase of 310 units. Similar to the Proposed Project, this level of development would contribute to the transformation of rural lands. As with the Proposed Project, direct impacts would be reduced through site design which places development in the less steep and less visible portions of the Project Site and design guidelines, which would be regulated through the “B” Special Area Designator. Like the Proposed Project, the cumulative conversion of a rural area to more intense land uses, would be significant and unmitigated. Thus, overall aesthetic impacts would be similar to the Proposed Project.

#### ***Air Quality***

Implementation of the General Plan Update Draft Land Use Map Alternative would result in greater traffic related air quality impacts than the Proposed Project. The total number of units is greater by approximately 310 units, leading to an increased number of ADTs. Like the Proposed Project, this alternative would develop a community with densities above that contemplated by existing county plans. Therefore, this alternative would be inconsistent with air quality plans resulting in a significant, unmitigable impact.

The air quality impacts associated with construction would be the same as the Proposed Project. Implementation of standard fugitive dust control measures discussed in Chapter 2.2 would result in PM<sub>10</sub> and PM<sub>2.5</sub> emissions that are less than significant. Overall, air quality impacts associated with this alternative would be slightly greater than the Proposed Project due to an increase in traffic-generated emissions. Operational emissions for development consistent with the General Plan Update Draft Land Use Map were calculated using the URBEMIS 2007 computer program (Rimpo and Associates 2007). The same assumptions discussed in Section 2.2 were used. Table 5-2 compares the operational emissions for the Proposed Project and for this alternative.

As shown, emissions due to operation of the General Plan Update Draft Land Use Map Alternative would be greater than emissions due to operation of the Proposed Project. Therefore, impacts would remain significant and unmitigable.

### ***Traffic***

This alternative would generate 13,470 ADT compared to the Proposed Project at 8,740 ADT (approximately 4,730 additional trips or 54% more traffic). It is estimated that this alternative would have direct impacts at no more than one additional intersection (SR-76/I-15 NB Ramp) and three segments (SR-76: Mission to Gird; SR-76: Sage to Old Hwy 395; SR-76: Horse Ranch Creek Road to Couser) compared to the Proposed Project. Thus, the General Plan Update Draft Land Use Map Alternative has the potential to result in more traffic impacts than the Proposed Project. Impacts would remain significant and unmitigable.

### ***Biological Resources***

Since this alternative would maintain the same development footprint as the Proposed Project, this alternative would provide the same biological open space consisting of the existing natural vegetation in the northern and eastern portions of the property and would contain a wetlands buffer for off-site wetlands. Impacts to sensitive habitats, species and wildlife movement would be mitigated similar to the Proposed Project. Like the Proposed Project, off-site improvements would be required to mitigate for construction relating to infrastructure improvements which would impact wetlands and listed species off-site. Overall, impacts to biological resources associated with this alternative would be similar to the Proposed Project.

### ***Agriculture Resources***

As this alternative would contain the same development footprint as the Proposed Project, the significant loss of agricultural resources would be mitigated through the dedication of an open space easement. Thus, impacts associated with agricultural resources would be the same for this alternative and the Proposed Project.

### ***Geology and Soils***

The same geological conditions exist regardless of project design. This alternative would be subject to potentially significant impacts from liquefaction and rock slides. The same mitigation measures would apply to this alternative as the Proposed Project. Therefore, geological impacts associated with this alternative would be similar to the Proposed Project.

### ***Cultural Resources***

Sensitive cultural resources associated with archaeological site CA-SDI-682, an RPO significant resource would be required to be avoided and placed within an open space easement for preservation as with the Proposed Project. Mitigation measures for both this alternative and the Proposed Project would include the use of a site monitor to be present during grading to assure no additional resources are discovered and the capping and placement of the known sites in a conservation open space easement. Impacts to

cultural resources associated with this alternative would be the same as the Proposed Project.

### **Noise**

Like the Proposed Project, development of the General Plan Draft Land Use Map Alternative would likely place residences within the same noise exposure areas, resulting in the need for noise barriers and interior noise attenuation. Barriers would be similar to those discussed in Section 3.5 and shown in Figures 3.5-4 and 3.5-7. Therefore, both the Proposed Project and this alternative would result in similar traffic noise related impacts.

The General Plan Draft Land Use Map proposes a 1.8-acre neighborhood commercial use adjacent to single- and multi-family uses. Commercial uses may include car washes, fast food restaurants, and auto repair facilities. Noise from these types of activities is considered normal environmental noises that are expected to occur within this type of land use. The San Diego Municipal Code generally regulates excessive noises resulting from these activities. Commercial uses that would involve noise-producing activities would have to demonstrate compliance with the existing performance standards provided in the County's Noise Ordinance. Thus, while exposure to traffic noise would be the same for this alternative and the Proposed Project, this alternative would introduce the potential for nuisance noise associated with a neighborhood commercial center.

### **Hazards/Hazardous Materials**

The Proposed Project does not include the transport, emission, or disposal of hazardous materials. However, the introduction of a neighborhood commercial use would increase the potential for use of hazardous substances. Use of hazardous substances would be regulated through local, state and federal regulations. The potential for toxic impacts associated with the two on-site irrigation ponds, smudge pots, release of asbestos from demolition of the existing structures on-site, the removal of the existing septic tanks and possible historic well would be the same for this alternative as the Proposed Project. Development and implementation of a FPP would be required for this alternative as well as the Proposed Project. Overall, impacts associated with hazards and hazardous materials would be similar to the Proposed Project.

### **5.6.3 Conclusion**

The General Plan Update Draft Land Use Map Alternative would allow the construction of a community consisting of 1,168 single and multi-family units and 1.8 acres of neighborhood commercial.

Due to the fact that the development footprint would be the same as the Proposed Project, impacts associated with aesthetics (significant and unmitigable), and impacts to biological resources, agricultural resources, and cultural resources, geology and soils and hazards/hazardous materials (significant and mitigated) would be similar to the Proposed Project. Due to the increase in the number of units and addition of neighborhood commercial use, this alternative would have greater impacts associated with air quality, transportation/traffic and noise. Significant unmitigated impacts

associated with the Proposed Project would remain. This alternative would attain all of the project objectives.

### **5.7 General Plan Update Referral Map Alternative (Development Consistent with the San Diego County General Plan Update)**

#### **5.7.1 Description and Setting**

According to the General Plan Update Referral Map Alternative, the Project Site would contain the following designations: Neighborhood Commercial; Rural Lands (RL-40); Semi-rural Residential (SR-1); Semi-rural Residential (SR-2); Village Residential (VR-15); Village Residential (VR-10.9); Village Residential (VR-4.3); and Village Residential (VR-2.9). A potential concept design for this alternative is shown on Figure 5-6. This alternative would include a total of 536 residential units consisting of 263 single-family units and 273 residential units, in addition to a 1.8-acre neighborhood commercial center, 12.7-acre elementary school and 4.8-acre neighborhood park. Future development would also include trails, and natural and agricultural open space. This alternative would also require annexation to a MWD, SDCWA and MET, as well as construction of facilities, including a WWTP, in order to provide water and wastewater services to the Project Site.

In accordance with the I-15 Corridor Scenic Preservation Guidelines, this alternative would include the application of a "B" Special Area Designator on each lot requiring preparation of a Site Plan for any type of development permit. This will assure conformance with the Guidelines.

#### **5.7.2 Comparison of the Effects of the General Plan Update Referral Map Alternative (Development Consistent with the San Diego County General Plan Update)**

##### ***Aesthetics***

Implementation of the General Plan Update Referral Map Alternative would result in a neighborhood commercial center and in a mix of housing types, including single and multi-family units, totaling 536 dwelling units, or 322 fewer units than the Proposed Project. Similar to the Proposed Project, this level of development would result in fewer units yet still contribute to the transformation of rural lands. As with the Proposed Project, direct impacts would be reduced through site design, which places development in the less steep and less visible portions of the Project Site and design guidelines, which would be regulated through the "B" Special Area Designator. Like the Proposed Project, the cumulative conversion of a rural area to more intense land uses, would be significant and unmitigated. Thus, aesthetic impacts would be slightly reduced (due to fewer units), but generally similar to the Proposed Project.

##### ***Air Quality***

Implementation of the General Plan Update Referral Map Alternative would result in less traffic-related air quality impacts than the Proposed Project. The total number of units is less by 322 units, leading to a decreased number of ADTs when compared to the Proposed Project. Like the Proposed Project, this alternative includes development in excess of that in the existing County plans. Therefore, like the Proposed Project, this

alternative would also be inconsistent with air quality plans resulting in a significant, unmitigable impact.

The air quality impacts associated with construction would be the same as the Proposed Project. Implementation of standard fugitive dust control measures discussed in Chapter 2.2 would result in PM<sub>10</sub> and PM<sub>2.5</sub> emissions that are less than significant. Overall, air quality impacts associated with this alternative would be slightly reduced, though generally similar to the Proposed Project.

Operational emissions for development consistent with the General Plan Update Referral Map were calculated using the URBEMIS 2007 computer program (Rimpo and Associates 2007). The same assumptions discussed in Section 2.2 were used. Table 5-3 compares the operational emissions for the Proposed Project and for this alternative.

As shown, emissions due to operation of the General Plan Update Referral Map Alternative would be less than emissions due to operation of the Proposed Project. Significant impacts associated with ROG in summer and winter months would be avoided. Like the Proposed Project, emissions would exceed the applicable thresholds for PM<sub>10</sub> during the summer and winter months. Thus, air quality impacts associated with the General Plan Update Referral Map Alternative would be less than the Proposed Project.

### ***Transportation/Traffic***

This alternative would generate 8,141 ADT compared to the Proposed Project at 8,740 ADT (599 fewer trips or 6.9% less traffic). It is therefore estimated that this alternative would have the same direct impacts at one intersection and two segments as the Proposed Project. Although overall, traffic impacts associated with this alternative would be slightly less than the Proposed Project, based on the timing of the Caltrans project widening SR-76, impacts could still remain significant and unmitigable as with the Proposed Project..

### ***Biological Resources***

Since this alternative would maintain the same development footprint as the Proposed Project, this alternative would provide the same biological open space consisting of the existing natural vegetation in the northern and eastern portions of the property and would contain a wetland buffer for off-site wetlands. Impacts to sensitive habitats, species and wildlife movement would be mitigated similar to the Proposed Project. Like the Proposed Project, off-site improvements would be required to mitigate for construction relating to infrastructure improvements which would impact wetlands and listed species off-site. Overall, impacts to biological resources associated with this alternative would similar to the Proposed Project.

### ***Agricultural Resources***

As this alternative would contain the same development footprint as the Proposed Project, the significant loss of agricultural resources would be mitigated through the dedication of an open space easement. Thus impacts associated with agricultural resources would be the same for this alternative and the Proposed Project.

### ***Geology and Soils***

The same geological conditions exist regardless of project design. This alternative would be subject to potentially significant impacts from liquefaction and rock slides. The same mitigation measures would apply to this alternative as the Proposed Project. Therefore, geological impacts associated with this alternative would be the same as the Proposed Project.

### ***Cultural Resources***

Sensitive cultural resources associated with archaeological site CA-SDI-682, an RPO significant resource would be required to be avoided and placed within an open space easement for preservation as with the Proposed Project. Mitigation measures for both this alternative and the Proposed Project would include the use of a site monitor to be present during grading to assure no additional resources are discovered and the capping and placement of the known sites in a conservation open space easement. Impacts to cultural resources associated with this alternative would be the same as the Proposed Project.

### ***Noise***

Like the Proposed Project, development of the General Plan Referral Map Alternative would likely place residences (though potentially fewer in number) within the same noise exposure areas, resulting in the need for noise barriers and interior noise attenuation. Barriers would be similar to those discussed in Section 3.5 and shown in Figures 3.5-4 and 3.5-7. Therefore, both the Proposed Project and this alternative would result in similar traffic noise related impacts.

The General Plan Draft (Referral Map) proposes a 1.8-acre neighborhood commercial use adjacent to single- and multi-family uses. Commercial uses may include car washes, fast food restaurants, and auto repair facilities. Noises from these types of activities are considered normal environmental noises that are expected to occur within this type of land use. The San Diego Municipal Code generally regulates excessive noises resulting from these activities. Commercial uses that would involve noise-producing activities would have to demonstrate compliance with the existing performance standards provided in the County's Noise Ordinance. Thus, while exposure to traffic noise would be the same for this alternative and the Proposed Project, this alternative would introduce the potential for nuisance noise associated with a neighborhood commercial center.

### ***Hazards/Hazardous Materials***

The Proposed Project does not include the transport, emission, or disposal of hazardous materials. However, the introduction of a neighborhood commercial use would increase the potential for use of hazardous substances. Use of hazardous substances would be regulated through local, state and federal regulations. The potential for toxic impacts associated with the two on-site irrigation ponds, smudge pots, release of asbestos from demolition of the existing structures on-site, the removal of the existing septic tanks and possible historic well would be the same for this alternative as the Proposed Project. Development and implementation of a FPP would be required for this alternative as well

as the Proposed Project. Overall, impacts associated with hazards and hazardous materials would be similar to the Proposed Project.

### **5.7.3 Conclusion**

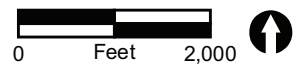
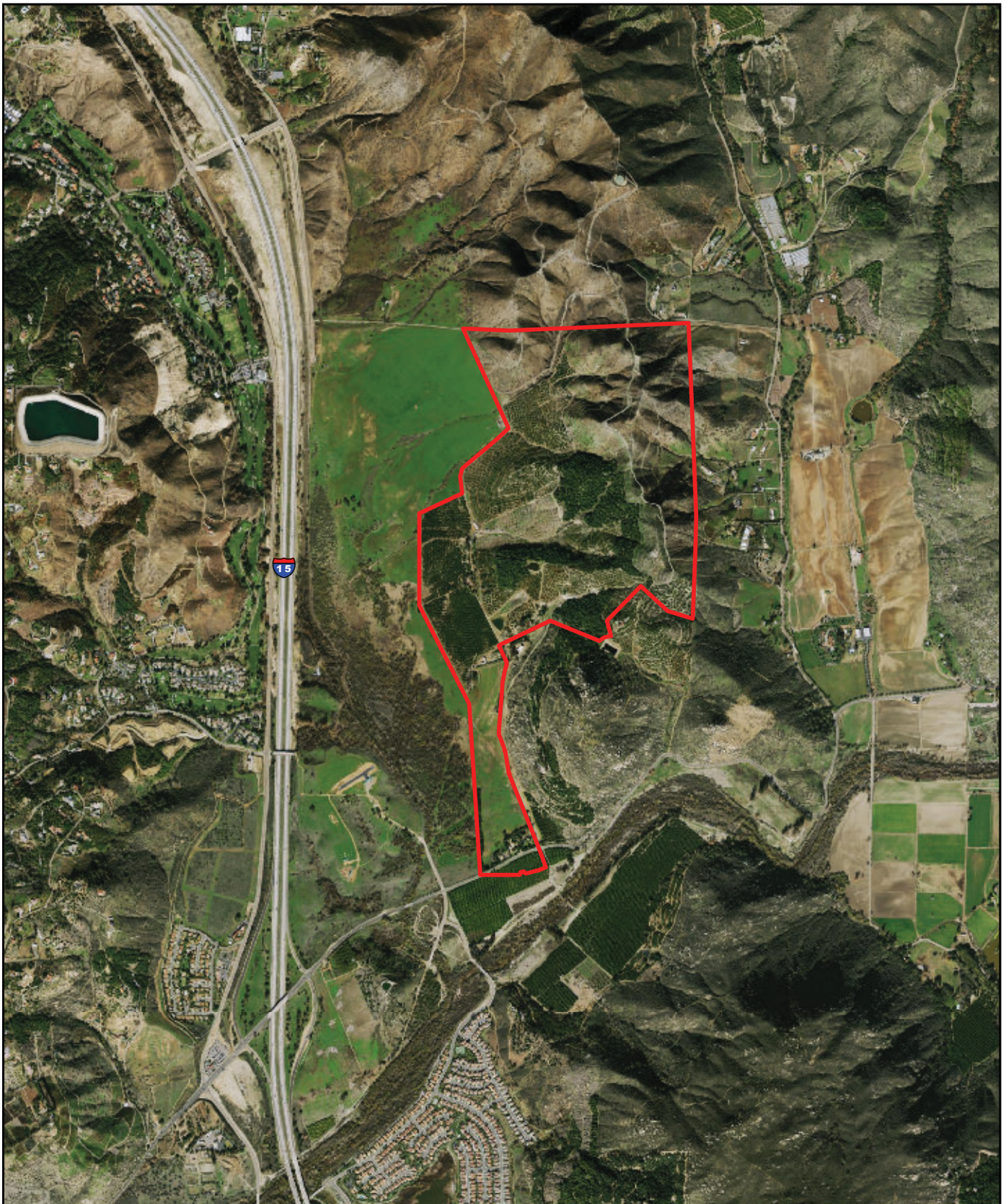
The General Plan Update Referral Map Alternative would allow the construction of a community with a 1.8-acre neighborhood commercial center and single and multi-family residences totaling 536 dwelling units.

Due to the fact that development footprint would be the same as the Proposed Project, impacts associated with significant and unmitigated aesthetics, and impacts to significant and mitigated biological resources, agricultural resources and cultural resources would be similar to the Proposed Project. This alternative would also result in similar impacts associated with geology and soils and hazards/hazardous materials (significant and mitigated). Given the reduction in the number of traffic trips, this alternative would have less impacts associated with air quality and transportation/traffic, although they would remain significant and unmitigated. With the addition of the neighborhood commercial use, this alternative would have greater impacts associated with noise.

This alternative would attain all of the project objectives. However, Objectives 1 (variety of residential land uses) and 2 (increasing housing supply) would not be reached at the same level as the Proposed Project.

## **5.8 Environmentally Superior Alternative**

Although the No Project (No Development) Alternative and the No Project (Development Consistent with the Adopted General Plan) Alternative would result in reduced environmental impacts compared to the Proposed Project, Section 15126.6(e)(2) of the State CEQA Guidelines requires identification of an alternative other than the No Project Alternative as the environmentally superior alternative. As such, the Reduced Grading Alternative would be considered the environmentally superior alternative due to its potential for maximizing retention of the natural landform and steep hillsides and preservation of biological and agricultural resources.

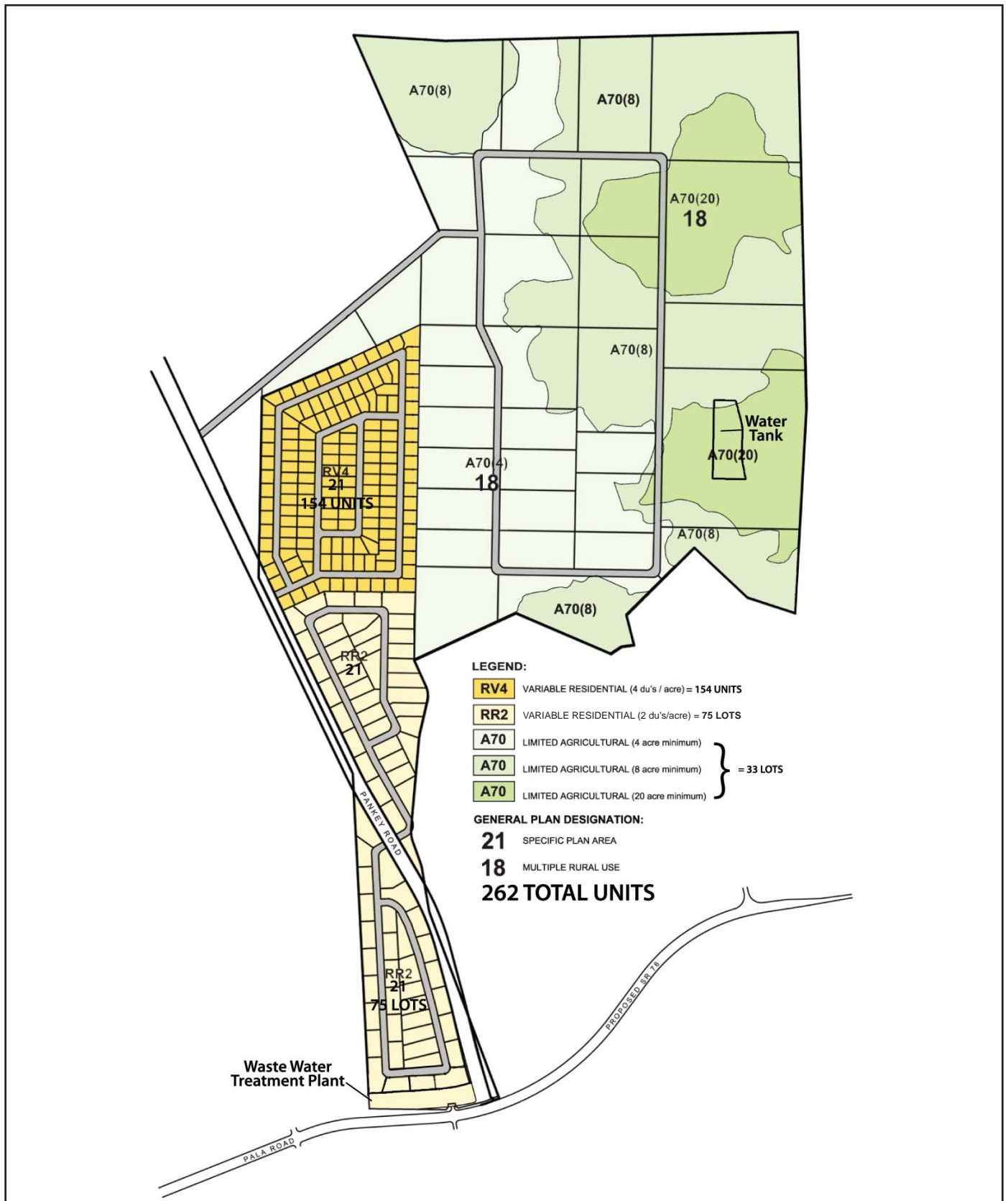


 Project Boundary

RECON

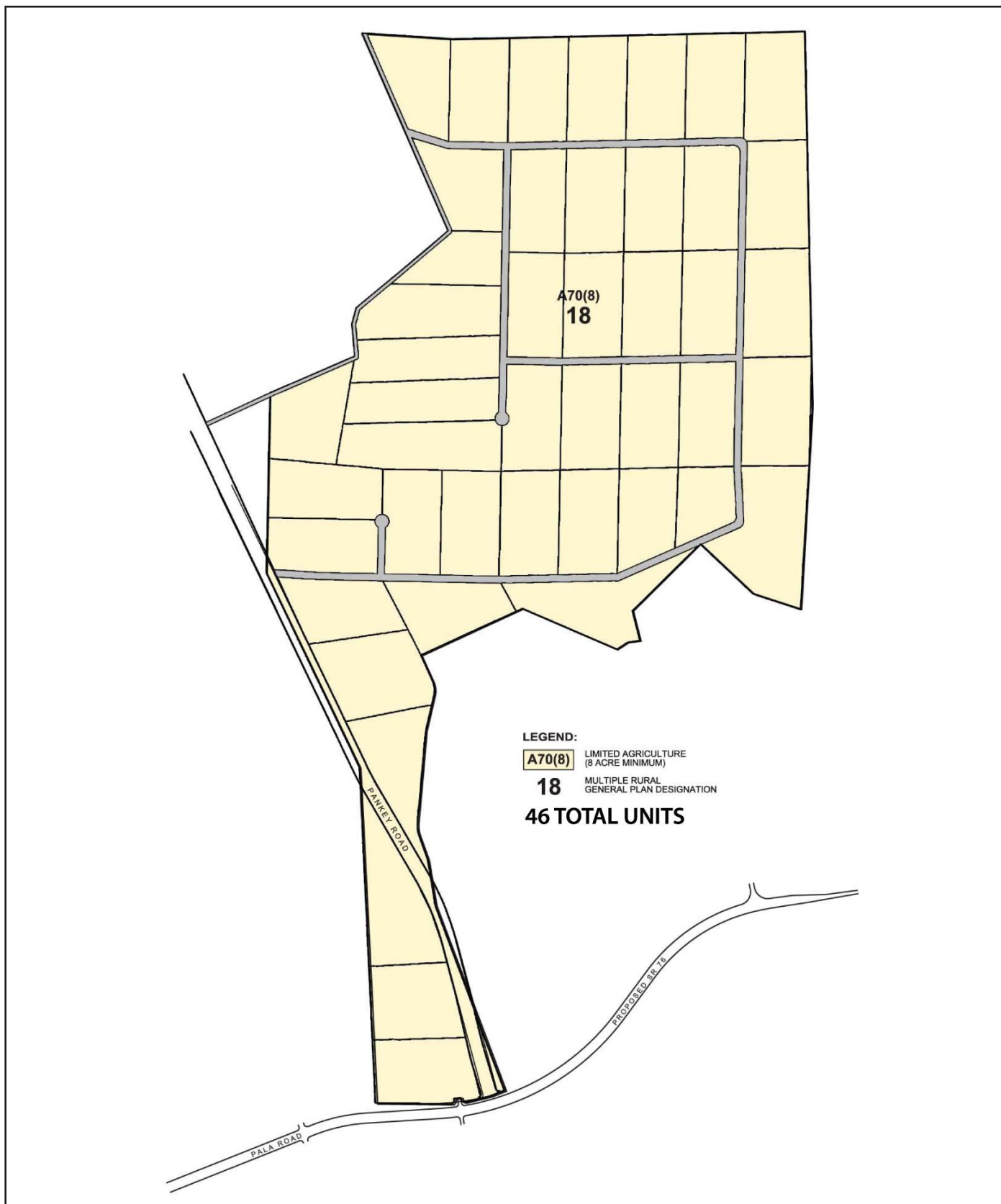
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FIGURE 5-1  
Alternative #1, No Development



NO SCALE 

**FIGURE 5-2**  
Alternative #2 Existing General Plan

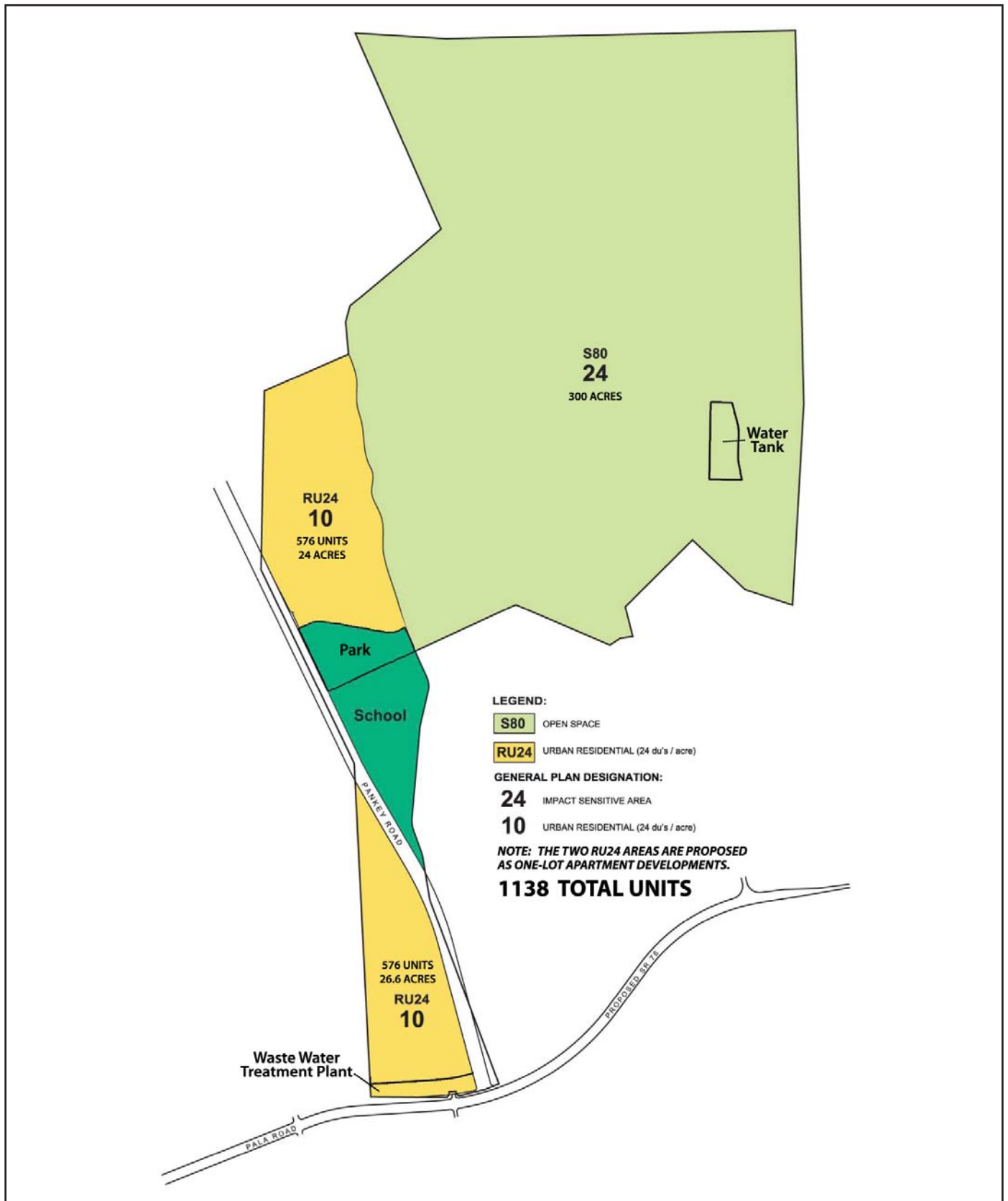


NO SCALE



**FIGURE 5-3**

Alternative #3 Groundwater Dependent



NO SCALE



**FIGURE 5-4**  
Alternative #4 Reduced Grading

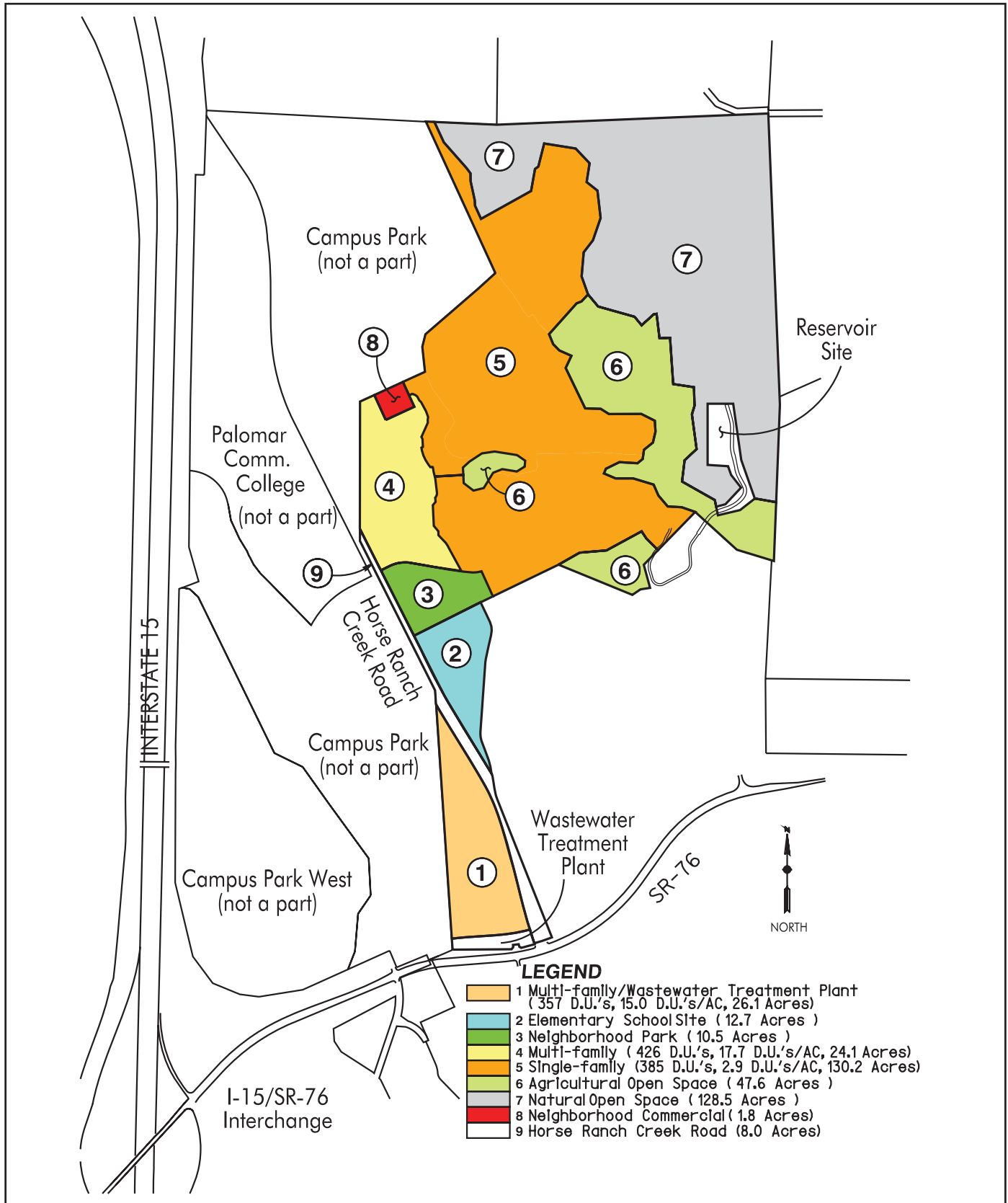


FIGURE 5-5

General Plan Update Draft Land Use Map Alternative

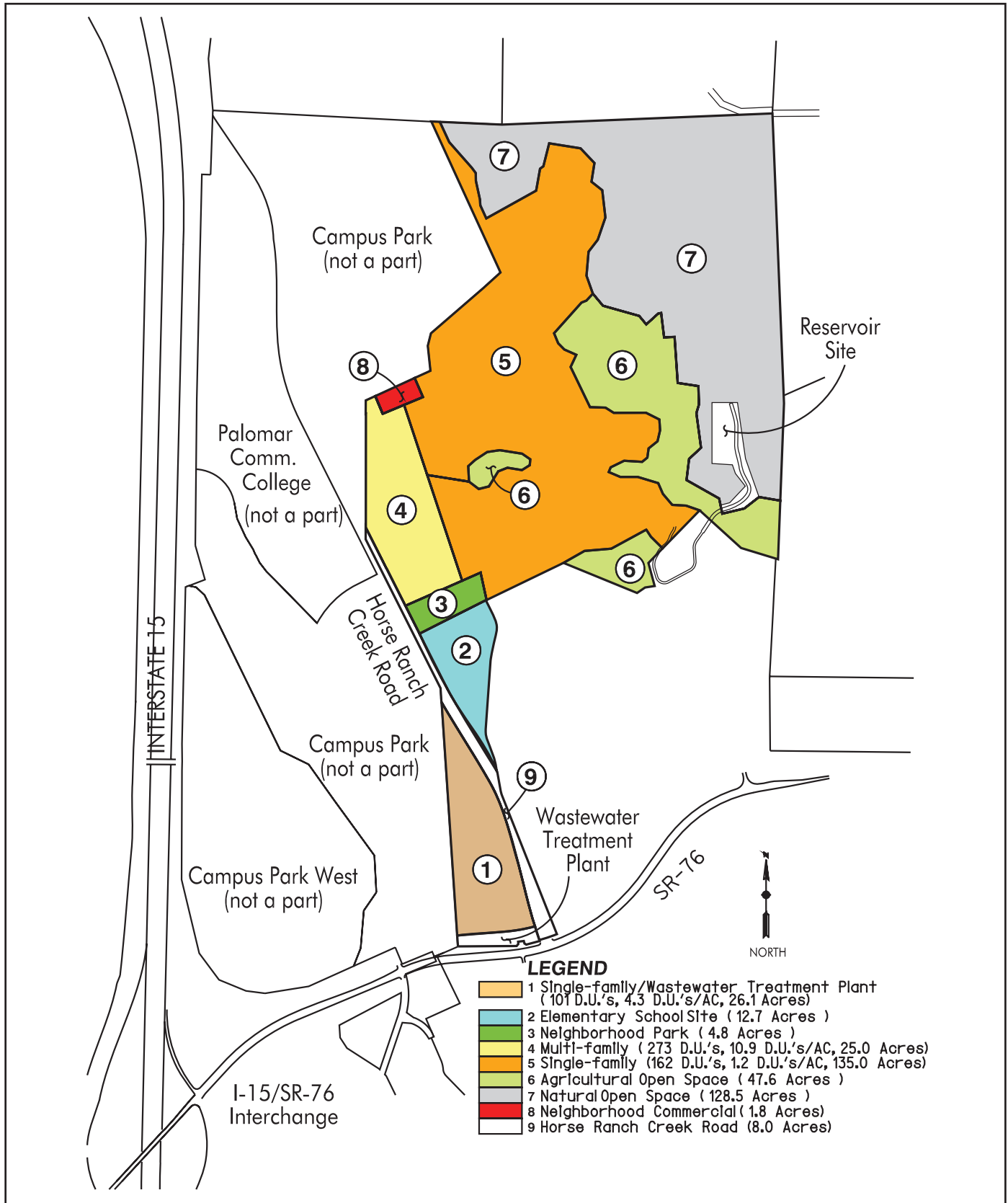


FIGURE 5-6

General Plan Update Referral Map Alternative

**TABLE 5.1**  
**COMPARISON SUMMARY OF ALTERNATIVES AND THE PROPOSED PROJECT**

<b>Issue</b>	<b>No Project (No Development) Alternative</b>	<b>No Project (Consistent w/ Adopted General Plan Alternative</b>	<b>Groundwater Dependent Alternative</b>	<b>Reduced Grading Alternative</b>	<b>General Plan Update Draft Land Use Map (March 2008) Alternative</b>	<b>General Plan Update Referral Map (May 2008) Alternative</b>
Aesthetics	Impacts would be reduced from significant and unmitigable cumulative impacts to less than significant levels	Cumulative impacts would remain significant and unmitigable	Impacts would be reduced from significant and unmitigable cumulative impacts to less than significant levels	Cumulative impacts would remain significant and unmitigable	Cumulative impacts would remain significant and unmitigable	Cumulative impacts would remain significant and unmitigable
Air Quality	Impacts would be reduced from significant and unmitigable to less than significant levels	Impacts would be reduced from significant and unmitigable to less than significant levels	Impacts would be reduced from significant and unmitigable impacts to less than significant levels	Impacts would remain significant and unmitigable	Impacts would be greater than Proposed Project and remain significant and unmitigable	Impacts would be less than Proposed Project but remain significant and unmitigable

**TABLE 5.1**  
**COMPARISON SUMMARY OF ALTERNATIVES AND THE PROPOSED PROJECT**  
**(CONTINUED)**

<b>Issue</b>	<b>No Project (No Development) Alternative</b>	<b>No Project (Consistent w/ Adopted General Plan Alternative</b>	<b>Groundwater Dependent Alternative</b>	<b>Reduced Grading Alternative</b>	<b>General Plan Update Draft Land Use Map (March 2008) Alternative</b>	<b>General Plan Update Referral Map (May 2008) Alternative</b>
Transportation/ Traffic	Impacts would be reduced from significant and unmitigable to less than significant levels	Impacts would be less than Proposed Project; however, like the Proposed Project, the timing of the Caltrans widening project (SR-76) could result in significant and unmitigable impacts.	Impacts would be less than Proposed; at no time would impacts be considered significant and unmitigable	Based on the timing of the Caltrans widening project (SR-76) impacts could remain significant and unmitigable	Impacts would be greater than Proposed Project; based on the timing of the Caltrans widening project (SR-76) impacts could remain significant and unmitigable	Impacts would be less than Proposed Project; however, like the Proposed Project, the timing of the Caltrans widening project (SR-76) could result in significant and unmitigable impacts
Biological Resources	Impacts would be less than Proposed Project	Impacts would be greater than Proposed Project	Impacts would be greater than Proposed Project	Impacts would be less than Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project
Agricultural Resources	Impacts would be less than Proposed Project	Impacts would be greater than Proposed Project	Impacts would be greater than Proposed Project	Impacts would be less than Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project
Geology and Soils	Impacts would be less than Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project

**TABLE 5.1**  
**COMPARISON SUMMARY OF ALTERNATIVES AND THE PROPOSED PROJECT**  
**(CONTINUED)**

<b>Issue</b>	<b>No Project (No Development) Alternative</b>	<b>No Project (Consistent w/ Adopted General Plan Alternative</b>	<b>Groundwater Dependent Alternative</b>	<b>Reduced Grading Alternative</b>	<b>General Plan Update Draft Land Use Map (March 2008) Alternative</b>	<b>General Plan Update Referral Map (May 2008) Alternative</b>
Cultural Resources	Impacts would be less than Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project
Noise	Impacts would be less than Proposed Project	Impacts would be less than Proposed Project	Impacts would be less than Proposed Project	Impacts would be the same as Proposed Project	Impacts would be greater than Proposed Project	Impacts would be greater than Proposed Project
Hazards/Hazardous Materials	Impacts would be less than Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project	Impacts would be the same as Proposed Project

**TABLE 5-2**  
**COMPARISON OF OPERATIONAL EMISSIONS FOR THE PROPOSED PROJECT AND**  
**GENERAL PLAN UPDATE LAND USE ALTERNATIVE (pounds/day)**

Season	Pollutant	Proposed Project			Development Consistent with General Plan Update Draft Land Use Map			SDAPCD Significance Threshold <sup>2</sup>
		Area Source Emission	Operational (Vehicle) Emission	Total Emission	Area Source Emission	Operational (Vehicle) Emission	Total Emission	
Summer	ROG	54	37	<b>91</b>	71	53	<b>124</b>	75
	NOx	16	33	49	19	49	68	250
	CO	30	386	416	34	573	<b>607</b>	550
	SOx <sup>1</sup>	0	1	1	0	1	1	250
	PM10	0	151	<b>151</b>	0	226	<b>226</b>	100
	PM2.5	0	29	30	0	44	44	55
Winter	ROG	51	35	<b>86</b>	67	52	<b>119</b>	75
	NOx	22	49	71	26	73	99	250
	CO	11	382	393	13	569	<b>582</b>	550
	SOx <sup>1</sup>	0	1	1	0	1	1	250
	PM10	0	151	<b>151</b>	1	226	<b>227</b>	100
	PM2.5	0	29	29	1	44	45	55

SDAPCD = San Diego Air Pollution Control District

<sup>1</sup>Emissions calculated by URBEMIS 2007 are for SO<sub>2</sub>.

<sup>2</sup>Thresholds for ROG and PM<sub>2.5</sub> were obtained from the SCAQMD.